

1 BILL NO. R-85-06-24

2 DECLARATORY RESOLUTION NO. R-83-85

3 A DECLARATORY RESOLUTION designating  
4 an "Economic Revitalization Area"  
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 June 10, 1985, to have the following described property desig-  
7 nated and declared an "Economic Revitalization Area" under Divi-  
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City  
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,  
10 to-wit:

11 Part of the Southwest Quarter, Section  
12 34, Township 30 North, Range 12 East,  
Allen County Indiana, lying Northerly  
13 of the BAER FIELD EXPRESSWAY, Project  
U 377(10), described as follows to-wit:

14 Commencing at an iron pin set in 1971  
15 on the North right-of-way line of said  
BAER FIELD EXPRESSWAY at its inter-  
16 section by a line that is 575 feet  
East of and parallel to the West line  
17 of said Quarter Section; thence South  
67 degrees 32 minutes West (State High-  
18 way bearing), a distance of 50.0 feet;  
thence Northwesterly by a deflection  
19 right of 90 degrees 00 minutes a dis-  
tance of 400.0 feet; thence North-  
20 easterly by a deflection right of 90  
degrees 00 minutes, a distance of  
21 750.00 feet; thence Southeasterly by  
a deflection right of 90 degrees 00  
22 minutes a distance of 390 feet, more  
or less, to the North right-of-way  
line of said BAER FIELD EXPRESSWAY,  
23 as situated 80 feet introrsely con-  
centric to the 2 degree centerline  
24 curve thereof; thence Southwesterly  
on the said North right-of-way line,  
25 as situated 80 feet introrsely concentric  
to said 2 degree centerline curve, a  
26 distance of 22 feet, more of less, to  
an iron pin previously set at P.C.  
27 Station 176+58.25; thence continuing  
South 65 degrees 56 minutes West on  
28 said right-of-way line, a distance of  
358.35 feet to an iron pin previously  
29 set, as situated 70 feet normally dis-  
tant Northwestward of said Highway  
30 centerline; thence South 67 degrees  
32 minutes West along the said 70  
31 foot right-of-way line, a distance  
of 319.6 feet to the point of be-  
32 ginning; containing 6.84 acres, more  
or less;

1 Page Two

2 said property more commonly known as near northeast corner of  
3 Bluffton Road and Baer Field Expressway, Fort Wayne, Indiana;

4 WHEREAS, it appears that said petition should be pro-  
5 cessed to final determination in accordance with the provisions  
6 of said Division 6.

7 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
8 OF THE CITY OF FORT WAYNE, INDIANA:

9 SECTION 1. That, subject to the requirements of Section  
10 4, below, the property hereinabove described is hereby designated  
11 and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
12 12.1. Said designation shall begin upon the effective date of  
13 the Confirming Resolution referred to in Section 3 of this Resolu-  
14 tion and shall continue for one (1) year thereafter. Said desig-  
15 nation shall terminate at the end of that one-year period.

16 SECTION 2. That upon adoption of this Resolution:

17 (a) Said Resolution shall be filed with the Allen  
18 County Assessor;

19 (b) Said Resolution shall be referred to the Committee  
20 on Finance and shall also be referred to the De-  
21 partment of Economic Development requesting a re-  
22 commendation from said department concerning the  
23 advisability of designating the above designated  
24 area an "Economic Revitalization Area";

25 (c) Common Council shall publish notice in accordance  
26 with I.C. 5-3-1 of the adoption and substance of  
27 this Resolution and setting this designation as an  
28 "Economic Revitalization Area" for public hearing;

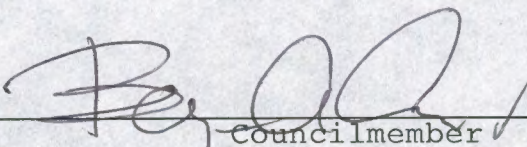
29 (d) If this Resolution involves an area that has al-  
30 ready been designated an allocation area under  
31 I.C. 36-7-14-39, then the Resolution shall be re-  
32 ferred to the Fort Wayne Redevelopment Commission

1 Page Three

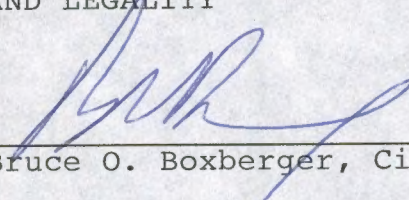
2 and said designation as an "Economic Revitalization  
3 Area" shall not be finally approved unless said  
4 Commission adopts a resolution approving the peti-  
5 tion.

6 SECTION 2. That this Resolution shall be subject to  
7 being confirmed, modified and confirmed or rescinded after public  
8 hearing and receipt by Common Council of the above described re-  
9 commendations and resolution, if applicable.

10 SECTION 4. That this Resolution shall be in full force  
11 and effect from and after its passage and any and all necessary  
12 approval by the Mayor.

13  
14   
15 Councilmember ✓

16 APPROVED AS TO FORM  
17 AND LEGALITY

18   
19 \_\_\_\_\_  
20 Bruce O. Boxberger, City Attorney  
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Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.

DATE: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart, seconded by Delaney, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	_____	_____	_____	<u>✓</u>	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 6-25-85

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ~~ORDINANCE~~ (RESOLUTION) NO. B-83-85

on the 25th day of June, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Mark E. Giaquinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of June, 1985, at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 26th day of June, 1985, at the hour of 3:00 o'clock P. M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Lincoln National Bank and Trust Company of Fort Wayne
2. Owner(s) same as above (applicant obtained title to land on December 20, 198
3. Address of Owner(s) 116 E. Berry Street  
Fort Wayne, Indiana 46802
4. Telephone Number of Owner(s): (219) 423-6111
5. Relationship of Applicant to Owner(s) if any same
6. Address of Applicant same as above
7. Telephone number of Applicant: ( ) same as above
8. Address of Property Seeking Designation near northeast  
corner of Bluffton Road and Baer Field Expressway
9. Legal Description of Property Proposed for Designation  
(may be attached) see attached
10. Township Wayne
11. Taxing District Fort Wayne - Wayne

12. Current Zoning P.O.D.
13. Variance Granted (if any) -----
14. Current Use of Property
- a. How is property presently used? farm ground and  
previously designated as undesirable for economic growth  
without incentives and without economic development target area  
designation.
- b. What Structure(s) (if any) are on the property? none
- b. What is the condition of this structure/these  
structur Not applicable
15. Current Assessed Value of Real Estate -----
- a. Land new legal description
- b. Improvements not applicable
16. Amount of Total Property Taxes Owed During the Immediate  
Past Year  
new legal description
17. Description of Proposed Improvements to the Real  
Estate  
One story facility, approximately 56,000 sq. ft., energy efficient  
heat, vent and air conditioning system (necessary for computer  
oriented facility) located near airport, carpeted throughout, loading  
dock, brick and metal sided exterior, security controlled, with appropriate  
furnishings and equipment.
18. Development Time Frame
- a. When will physical aspects of development or  
rehabilitation begin?  
July, 1985
- b. When is completion expected? May, 1986
19. Cost of Project (not including land costs) \$2,708,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or

in connection with the project after it is completed? 190 , June, 1985,

200 , June, 1986; 219 , June, 1988

b. What is the nature of those jobs? programming, operational

and data processing, related job functions for the financial services  
provided by Lincoln National Bank and Trust Company.

c. Anticipated time frame for reaching employment

level stated above?

see 20.a. above

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) \_\_\_\_\_

Project will have ready access to city sewers and water.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Pursuant to prior public hearing of Common Council of Fort Wayne, in December, 1984, Special Ordinance S-177-84 was adopted stating that the subject area was "undesirable or impossible for normal development and occupancy because of lack of development,

cessation of growth, ..." and the fact that it is near an

approach to the municipal airport and other factors. The

Common Council's minutes speak for themselves.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? \_\_\_\_\_

-- increase employment of Fort Wayne \_\_\_\_\_

-- provide available construction work for local contractors \_\_\_\_\_

-- further development of Baer Field Expressway around Bluffton Road \_\_\_\_\_

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

Not Applicable \_\_\_\_\_

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes \_\_\_\_\_

No X \_\_\_\_\_

26. Financing on Project

What is the status of financing connected with this project? The Project's financing has been facilitated by the  
issuance of City of Fort Wayne Economic Development First Mortgage  
Revenue Bonds, Series 1984, dated as of December 15, 1984, in the  
amount of \$2,450,000. Other financing for completion of the project  
is to be generated from internal funds.

I hereby certify that the information and representation on this Application are true and complete.

\_\_\_\_\_  
Signature (s) of Owners  
LINCOLN NATIONAL BANK AND TRUST COMPANY  
OF FORT WAYNE  
Melvin W. Bredemeier  
Melvin W. Bredemeier  
Vice President and Legal Counsel  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date  
6-10-85  
\_\_\_\_\_  
Date  
\_\_\_\_\_  
\_\_\_\_\_

Information Below to be filled in by Department of Economic Development:

Date Application Received:

\_\_\_\_\_

Date Application Forwarded to Law Dept:

\_\_\_\_\_

Date of Legal Notice Publication:

\_\_\_\_\_

Date of Public Hearing:

\_\_\_\_\_

Approved or Denied?

Date:

\_\_\_\_\_

Allocation Area:

\_\_\_\_\_



**LINCOLN  
NATIONAL  
BANK**

June 10, 1985

Mr. Fred Baughman  
Executive Director  
Department of Economic Development  
City Co. Building  
Fort Wayne, Indiana 46801

RE: Economic Revitalization Area Designation

Dear Fred:

Please find enclosed a Bank application for Economic Revitalization Area Designation. After you have had a chance to review the same, feel free to contact me concerning the information and timing of hearing dates.

Thank you in advance for your assistance in expediting this matter.

Sincerely,

Melvin W. Bredemeier  
Vice President and Legal Counsel

MWB/mt  
Attachment

cc: Ronald S. Hackett  
Joseph L. Fritzsche

OFFICE OF **HOFER AND DAVIS, INC.**

CIVIL ENGINEERS & LAND SURVEYORS  
FORT WAYNE, INDIANA

A. K. HOFER P.E. No. 72  
(1968) L.S. No. 10504

CARL A. HOFER P.E. No. 7122  
L.S. No. 10031

WILLIAM S. DAVIS L.S. No. 8-0053  
L.S. No. 18114 Michigan

This document is the record of a resurvey of land and real estate situated in the City of Fort Wayne, Allen County, Indiana, made in accordance with the plat and deed record thereof on file in the Office of Recorder of said County and State. The land below described exists in full dimension as herein noted in feet, and is free from encroachments by adjoining landowners, and furthermore, contains entirely within its boundaries the structures of the buildings on it situated; all as below indicated in detail. Any exceptions or discrepancies are below noted.

DESCRIPTION OF PROPERTY Lot No. Part of the Southwest Quarter, Section 34, Township 30 North,  
Range 12 East, Allen County, Indiana, lying Northerly of the BAER FIELD  
EXPRESSWAY, Project U 377(10), described as follows to-wit:

Commencing at an iron pin set in 1971 on the North right-of-way line of said BAER FIELD EXPRESSWAY at its intersection by a line that is 575 feet East of and parallel to the West line of said Quarter Section; thence South 67 degrees 32 minutes West (State Highway bearing), a distance of 50.0 feet; thence Northwesterly by a deflection right of 90 degrees 00 minutes, a distance of 400.0 feet; thence Northeasterly by a deflection right of 90 degrees 00 minutes, a distance of 750.0 feet; thence Southeasterly by a deflection right of 90 degrees 00 minutes, a distance of 390 feet, more or less, to the North right-of-way line of said BAER FIELD EXPRESSWAY, as situated 80 feet introrsely concentric to the 2 degree centerline curve thereof; thence Southwesterly on the said North right-of-way line, as situated 80 feet introrsely concentric to said 2 degree centerline curve, a distance of 22 feet, more or less, to an iron pin previously set at P.C. Station 176+58.25; thence continuing South 65 degrees 56 minutes West on said right-of-way line, a distance of 358.35 feet to an iron pin previously set, as situated 70 feet normally distant Northwestward of said Highway centerline; thence South 67 degrees 32 minutes West along the said 70 foot right-of-way line, a distance of 319.6 feet to the point of beginning;  
Containing 6.84 Acres, more or less.

*Lincoln Bank*

WORKSHEET MAP ONLY

7 DEC 84 2 BILL KERR



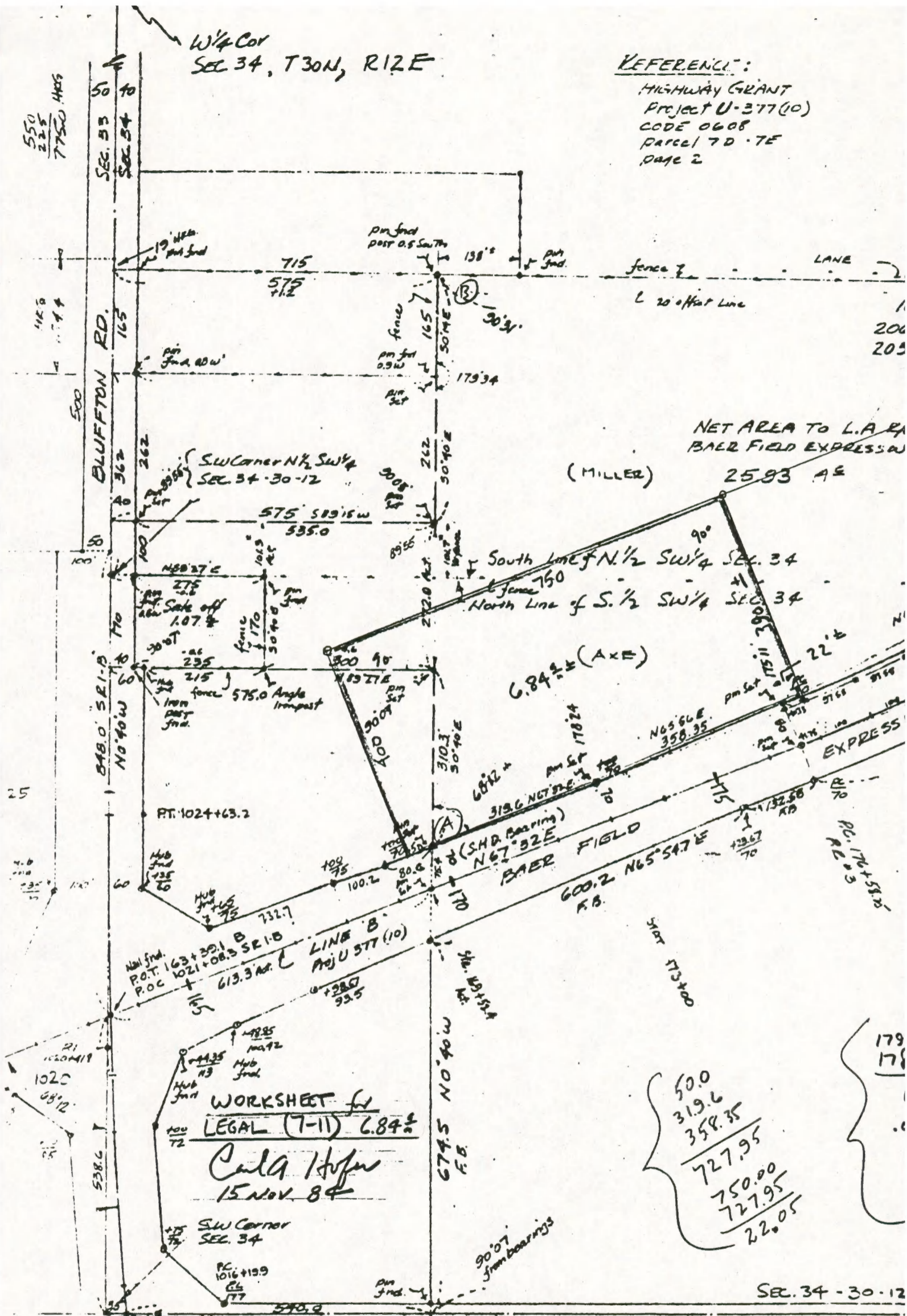
IN WITNESS WHEREOF, I place my hand and seal, this 15 day of NOVEMBER, 84

*Carl A. Hofer*

W 1/4 Cor  
SEC 34, T30N, R12E

REFERENCE:

HIGHWAY GRANT  
PROJECT U-377(10)  
CODE 0608  
PARCEL 7D-7E  
PAGE 2



Admn. Appr. \_\_\_\_\_

DIGEST SHEETTITLE OF ORDINANCE Declaratory ResolutionQ-85-06-26DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "EconomicRevitalization Area" under I.C. 6-1.1-12.1. (Lincoln National Bank -near northeast corner of Bluffton Road and Baer Field Expressway - DataProcessing Center)

EFFECT OF PASSAGE A data processing facility will be constructed on pro-  
perty that is presently being used as farm land, increasing employment by  
200 jobs in the Fort Wayne area, providing available construction work for  
local contractors and will further develop the Baer Field area.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$2,708,000

ASSIGNED TO COMMITTEE (PRESIDENT)

BILL NO.

Q-85-06-26

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (ORDINANCE) (RESOLUTION) \_\_\_\_\_

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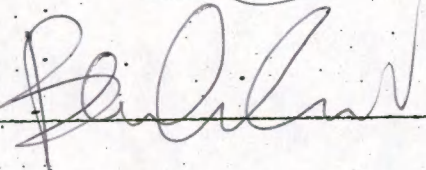
HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)

(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN ~~SP-18~~

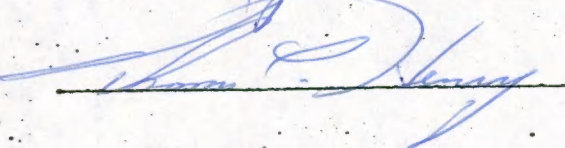
YES

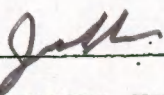
NO

  
BEN A. EISBART  
CHAIRMAN

JANET G. BRADBURY  
VICE CHAIRWOMAN

  
SAMUEL J. TALARICO

  
THOMAS C. HENRY

  
JAMES S. STIER

CONCURRED IN 6-25-85

SANDRA E. KENNEDY  
CITY CLERK